

**KOEHLER SURVEYING  
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**LEGAL DESCRIPTION OF A 1.435 ACRE  
PARCEL FOR JEFF PELL**

Being a parcel of land situated in part of the Northeast Quarter of Section 36, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of the  
centerline of County Highway 107 and the Wyandot Indian Reservation Line;

thence on an assumed bearing of S 00° 23' 44" W along the centerline of County  
Highway 107 a distance of 155.94 feet to a set MAG nail marking a southeasterly corner  
of a parcel of land currently owned by James A. Stief, et ux and being the **POINT OF  
BEGINNING**;

thence continuing S 00° 23' 44" W along said centerline a distance of 217.00 feet to a set  
iron rod;

thence N 89° 05' 54" W a distance of 288.00 feet to a point marking a southeasterly  
corner of said Stief parcel, passing a set iron rod for reference a distance 283.00 feet;

thence N 00° 23' 44" E along an easterly line of said Stief parcel a distance of 217.00 feet  
to a set iron rod marking another southeasterly corner of said Stief parcel;

thence S 89° 05' 54" E along a southerly line of said Stief parcel a distance of 288.00 feet  
to the **POINT OF BEGINNING**, passing a set iron rod a distance of 268.00 feet.

Containing in all 1.435 acres of land, more or less, of which 0.149 acre, more or less, will  
be contained within the right-of-way of County Highway 107. The above described  
property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in November, 1999.

Prior Deed Reference – Volume 203 Page 188.

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